Document #4947

9/10/87

DOCUMENT NO. 4947
ADOPTED 9/10/87

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION OF A PORTION OF PARCEL RC-7
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass.R-56 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Urban Design Team, Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of a portion of Parcel RC-7 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Urban Design Team, Inc. be and hereby is tentatively designated as Redeveloper of a portion of Parcel RC-7 in the South End Urban Renewal Area subject to:

(a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;

(b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title 1 of the Housing Acts of 1949, as amended;

(c) Submission within two hundred seventy (270) days in a form satisfactory to the Authority of:

(i) Evidence of the availability of necessary equity funds, as needed; and

(ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

2. That disposal of a portion of Parcel RC-7 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Director be, and hereby is, authorized to execute and deliver a license agreement with Urban Design Team, Inc. for early entry to 263-265 Northampton Street for the purpose of excavation and foundation construction. Furthermore, said License Agreement shall include the additional provisions that the Authority receive primary insurance coverage.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

Doc. #4947

MEMORANDUM SEPTEMBER 10, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO MILLETT, ASSISTANT DIRECTOR,
MUHAMMAD ABDUS-SABUR, DEPUTY DIRECTOR AND
MARIA FARIA, SENIOR PROJECT MANAGER

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER OF 263-265 NORTHAMPTON STREET

SUMMARY: **This memorandum requests that the Authority tentatively designate the Urban Design Team, Inc. as redeveloper of 263-265 Northampton Street for the purpose of constructing fifty six (56) residential units with 70 parking spaces on 263-293 Northampton Street in the South End Urban Renewal Area. Furthermore, it is requested that the Authority authorize the Director to execute a license for early entry to the property for the purpose of excavation and foundation construction.**

Parcel RC-7, consisting of a total of 29,617 square feet of land, is located at 253-293 Northampton Street in the South End Urban Renewal Area Project No. Mass. R-56. George Kantelis owns 255-261 Northampton Street, which consists of 5,971 square feet. This lot contains a two-story brick building used as an automotive repair shop. The center lot which is located at 263-265 Northampton Street consists of 8,557 square feet of vacant land and it is owned by the Authority. This lot is currently leased to George Kantelis. The remaining lot at 293 Northampton Street consists of 15,089 square feet of land, and is owned by John Hosken and Juan Morales-Gomez d/b/a J & S Automotive. It contains a one-story concrete garage used as an automotive repair shop.

The Urban Design Team, Inc., a real estate investment and development firm, has expressed an interest in combining the 15,089 square foot lot with the Authority's lot of 8,557 square feet in order to create an affordable homeownership development program. Peter Conant, President of the Urban Design Team, Inc., has formed a partnership with John Hosken and Juan Morales-Gomez to produce quality housing units.

In 1985, Mr. Hosken and Mr. Morales-Gomez purchased 277-293 Northampton Street from George Kantelis. They have been operating an automotive repair shop there for approximately eleven years.

The development entity which includes the present owners of J & S Automotive shop intends to demolish the one-story structure in order to develop a five-story masonry building and to provide 70 off-street parking spaces on 263-293 Northampton Street. The proposed new structure will contain a total of fifty six (56) residential units in a rowhouse style. The condominium development will consist of all two-bedroom units, each with 900 square feet of area. At least one parking space will be provided for each affordable unit.

The team has committed to reserve twelve (12) units at affordable prices which is consistent with the SENHI affordability guidelines. Six units will be sold for $48,000 and six units will be sold for $86,000. These twelve (12) units will be sold to first-time homebuyers with incomes within the range of $16,450 to $29,900. In order to assist the homebuyers, a below-market interest rate mortgage will be available from the Massachusetts Housing Financing Agency ("MHFA") through the Homeownership Opportunity Program ("HOP"). The affordability of these twelve (12) units will be preserved over the long-term by deed restrictions.

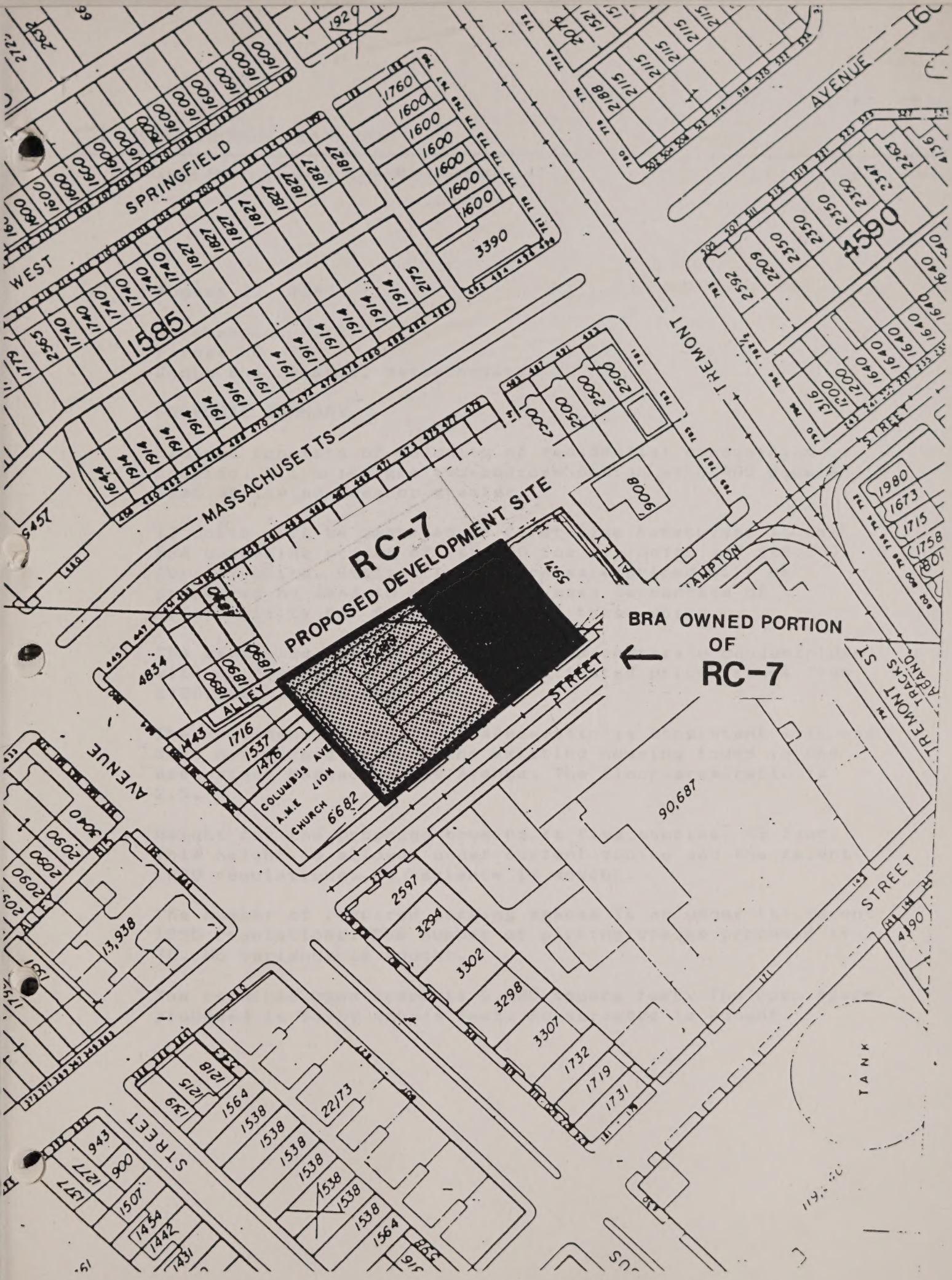
The total development cost has been estimated at $8,750,000 for this project. The Bank of New England has submitted a letter of interest in providing construction financing.

The architects for the proposed development will be Conant McGrath Associates, Inc. The construction firm will be Leo Xarras Inc. and the real estate specialist and special counsel to the team is William F. Jeffery of Boston's Dane, Howe and Brown. Conant and McGrath are specialists in the design and construction of multi-family housing, both historical renovation and new construction. Peter Conant and his architectural affiliate, Conant McGrath Associates, Inc., have developed residential and commercial property valued at over seventeen million dollars. Three projects consisting of a total of 96 units were listed in the National Historic Register.

The team has met with the United Neighbors of Lower Roxbury and the Claremont Neighborhood Association to gain their support in the project.

It is, therefore, recommended that the Boston Redevelopment Authority tentatively designate the Urban Design Team, Inc. as redeveloper of 263-265 Northampton Street for the purpose of constructing fifty six (56) new condominium units in the South End Urban Renewal Area. It is further recommended that the Authority authorize the Director to enter into a License Agreement with Urban Design Team, Inc. for early entry to 263-265 Northampton Street for the purpose of excavation and foundation construction pursuant to the project.

An appropriate resolution is attached.


RC-7
PROPOSED DEVELOPMENT SITE
BRA OWNED PORTION
OF
RC-7
MASSACHUSETTS
SPRINGFIELD
WEST
AVENUE
FREMONT
STREET
ALLEY
TREMONT ST
TANK
COLUMBUS AVE
A.M.E. ZION
CHURCH
6682
90,687
13,938
22173
1585
590

URBAN DESIGN TEAM, INC.

793 CENTRE STREET · JAMAICA PLAIN, MASSACHUSETTS 02130

August 27, 1987

Northampton Park
Parcel RC -7
South End, Boston, Massachusetts

PROPOSAL SUMMARY

Project consists of 56 units of residential condominium housing. All units are two-bedroom design with 900 square feet of living area or greater.

12 units will be marketed to first-time homebuyers at the BRA guideline prices of $48,000 for six units and $86,000 for six units. Restrictions on re-sale prices will be preserved by deed to reflect the same percentage of affordability for future buyers of these units.

The remaining forty-four units are market-rate condominiums with no restrictions on price. Estimated prices range from $186,500 to $235,000.

The unit density and floor-area-ratio is consistent with and does not exceed that of the existing housing found in the area along Massachusetts Avenue. The floor-area-ratio is 2.5.

Height for the proposed housing is five stories, 55 feet. This height is allowed under current zoning and the recent IPOD regulations. No variance is sought.

The number of required parking spaces is 66 under the recent IPOD regulations. The number of parking spaces proposed is 70. No variance is sought.

The required open space is 5,600 square feet. The open space proposed is 5,750 square feet. No variance is sought.

This proposal represents a substantial change from our submission of July 8, 1987. The changes reflected herein are a response to the community's desire for decreased density and the BRA requirement for affordability in excess of that required under the Massachusetts Housing Partnership program.

Developer subsidy in July 8 proposal: $660,000

Average development cost: $132,000/ unit
Average affordable unit: $102,000/ unit

Developer subsidy in present proposal: $1,068,000

Average development cost: $156,000/ unit
Average affordable unit: $ 67,000/ unit

It is anticipated that, in order to pay for this increased subsidy, some of the parking spaces located in the underground garage will have to be sold to the residents or neighborhood users separately.

The floor area of the proposed development represents a reduction of 10% from our July submission. The height and facade treatment is, however, identical to the original architectural concept drawings.

Form Approved
OMB No. 63R-0867

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE [1]

A. REDEVELOPER AND LAND

1- a.. Name of Redeveloper: URBAN DESIGN TEAM, INC.

b. Address and ZIP Code of Redeveloper: 793 CENTRE STREET
JAMAICA PLAIN, MA 02130

c. IRS Number of Redeveloper: 04-2665207

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase ~~or lease~~ of land from

BOSTON REDEVELOPMENT AUTHORITY
(Name of Local Public Agency)

in SOUTH END
(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MASSACHUSETTS,
is described as follows [2]

261-265 NORTHAMPTON STREET

8,557 SQUARE FEET, ±

ESTIMATED PURCHASE VALUE OF $50,000 LESS EXPENSES REQUIRED UNDER M.G.L. CH 21-E.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of MASSACHUSETTS:

- [X] A corporation.
- [ ] A nonprofit or charitable institution or corporation.
- [ ] A partnership known as
- [ ] A business association or a joint venture known as
- [ ] A Federal, State, or local government or instrumentality thereof.
- [ ] Other *(explain)*

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: FEBRUARY, 1979

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

---

[1] If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

[2] Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock[1].

PETER M. CONANT, PRESIDENT AND SOLE DIRECTOR, 100%

b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.

c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.

d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.

e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE	POSITION TITLE *(if any)* AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST	
DEVELOPMENT TO BE PERFORMED AS A PARTNERSHIP		
URBAN DESIGN TEAM, INC.	83.33%	PETER M. CONANT
J&S AUTOMOTIVE	16.67%	JOHN HOSKEN JUAN MORALES-GOMEZ

6. Name, address, and nature and extent of interest of each person or entity *(not named in response to Item 5)* who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper *(for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper)*:

NAME, ADDRESS, AND ZIP CODE	DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
NONE	

7. Names *(if not given above)* of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

SEE ABOVE

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

[1] If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE *(Continued)*

Form Approved
OMB No. 63R-0867

1. State the Redeveloper's estimates, exclusive of payment for the land, for:
(FIGURES FOR HOUSING CONSTRUCTED ON BRA LAND ONLY)
   a. Total cost of any residential redevelopment . . . . . $ 2,737,777
   b. Cost per dwelling unit of any residential redevelopment . . . . . $ 124,444
   c. Total cost of any residential rehabilitation . . . . . $
   d. Cost per dwelling unit of any residential rehabilitation . . . . . $

2. a. State the Redeveloper's estimate of the average monthly rental *(if to be rented)* or average sale price *(if to be sold)* for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL $	ESTIMATED AVERAGE SALE PRICE $
900 SQUARE FOOT, 2-BEDROOM UNIT		$86,000 (LOW INCOME) $110,000 (MODERATE) $126,000 (MODERATE) $174,500 (MARKET)

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:
REFRIGERATORS, WASHER-DRYER HOOKUPS, SEPARATE METERING OF UTILITIES

CERTIFICATION

I (We)[1] URBAN DESIGN TEAM, INC.
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.[2]

Dated: JULY 8, 1987

Peter M. Conault
Signature

PRESIDENT
Title

793 CENTRE STREET
JAMAICA PLAIN, MA 02130
Address and ZIP Code

Dated: _____

_____
Signature

_____
Title

_____
Address and ZIP Code

[1] If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: URBAN DESIGN TEAM, INC.

   b. Address and ZIP Code of Redeveloper: 793 CENTRE STREET
   JAMAICA PLAIN, MA 02130

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

   BOSTON REDEVELOPMENT AUTHORITY
   (Name of Local Public Agency)

   in SOUTH END
   (Name of Urban Renewal or Redevelopment Project Area)

   in the City of BOSTON, State of MASS.,
   is described as follows:

   261-265 NORTHAMPTON STREET
   8,557 SQUARE FEET, ±

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☒ YES ☐ NO
   If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

   CONANT McGRATH ASSOCIATES, INC.
   PETER M. CONANT, VICE PRESIDENT
   SAME ADDRESS

4. a. The financial condition of the Redeveloper, as of (SEE NOTE BELOW), 19___, is as reflected in the attached financial statement.
   (NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, *including contingent liabilities*, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

   b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

   FINANCIAL STATEMENTS AVAILABLE FOR REVIEW.
   RE-DEVELOPER AND ITS INVESTOR PARTNERS CAN DEMONSTRATE NET WORTH IN EXCESS OF $7 MILLION.
   ON ADVICE OF COUNSEL, OUR ORGANIZATION DOES NOT RELEASE SUCH MATERIAL FOR PUBLIC REVIEW.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY *(Continued)*

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

   a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK	AMOUNT
INFORMATION AVAILABLE ON REQUEST. CORPORATE POLICY PREVENTS US FROM FURNISHING THIS INFORMATION FOR PUBLIC REVIEW.	$

   b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE	AMOUNT
SECURED LINE OF CREDIT, URBAN DESIGN TEAM, INC. BANK OF NEW ENGLAND	$ 250,000

   c. By sale of readily salable assets:

DESCRIPTION	MARKET VALUE	MORTGAGES OR LIENS
SECOND MORTGAGE POSITIONS	$ 550,000	$

7. Names and addresses of bank references:

   MICHAEL PRAKKEN
   BANK OF NEW ENGLAND
   28 STATE STREET, BOSTON, MA 02109

8. a. Has the Redeveloper or *(if any)* the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5,6, and 7 of the *Redeveloper's Statement for Public Disclosure* and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

   If Yes, give date, place, and under what name.

   b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

   If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

   SEE ATTACHED DEVELOPER DESCRIPTION

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY *(Continued)*

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

FABENS BUILDING LYNN, MA 36 UNITS, MHFA/HUD SECTION 8 - GENERAL PARTNER
IRVING SQUARE APTS. FRAMINGHAM, MA 47 UNIT MHFA/HUD - " "
BURROUGHS BUILDING CHELSEA, MA 8 UNIT MHFA/HUD SECTION 8 - " "

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO
If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: $_____.

General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT	DATE TO BE COMPLETED
		$	

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY *(Continued)*

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY	AMOUNT $	DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility *(other than the financial statement referred to in Item 4a)* are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We)[1] URBAN DESIGN TEAM, INC.

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.[2]

Dated: JULY 8, 1987

Peter M. Conant
Signature

PRESIDENT & TREASURER
Title

718 CENTRE STREET
JAMAICA PLAIN, MA 02130
Address and ZIP Code

Dated: _____

_____
Signature

_____
Title

_____
Address and ZIP Code

[1] If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

BANK OF NEW ENGLAND

May 18, 1987

Mr. Peter M. Conant
President
Urban Design Team, Inc.
793 Centre Street
Jamaica Plain, MA 02130

Re: 255-293 Northampton Street, Boston

Dear Peter:

Having reviewed your summary materials regarding the development of the Northampton Street parcel, we would be pleased to entertain your loan application for construction financing in the amount of $8,500,000. Based on our past business experience with your firm and the strength of your team for this project, I am optimistic we can arrive at a satisfactory arrangement.

Sincerely,

Michael L. Prakken
Vice President

MLP:SMC

COLUMBUS AVENUE
AFRICAN METHODIST EPISCOPAL ZION CHURCH
600 COLUMBUS AVENUE
BOSTON, MASSACHUSETTS 02118

PHONE: 617 266-2758

ORGANIZED 1838

DR. WARREN M. BROWN
MINISTER

MR. WILLIAM C. DUKES
CHAIRMAN TRUSTEE BOARD

MR. GRAFTON T. SELMAN
PREACHER STEWARD

RECEIVED
JUL 28 1987

July 23, 1987

Ricardo Millett
Boston Redevelopment Authority
One City Hall Square
Boston, Massachusetts 02201

Re: Parcel RC-7
South End, Boston

Dear Mr. Millett,

I am writing to urge your support for the housing development proposed by Urban Design Team, Inc. for the site on Northampton Street immediately adjacent to our church.

I have met with Mr. Conant and have examined the plans. My initial impression of the proposal is favorable. We are presently beseiged with parking problems and congestion from the automotive repair uses on the property, and the proposed housing and off-street parking would greatly help to alleviate this situation.

Additionally, we are told by Mr. Conant that he will make available to us several parking spaces for the use of our staff once the project is complete. We feel the design and concept of this housing would be of great benefit to the area. Mr. Conant appears willing to work with us to achieve a design which is compatible with the neighborhood and which does not overshadow our church.

Thank you for this opportunity to express my support for the proposal.

very truly yours,

Warren M. Brown

Reverend Warren Brown

WMB/bgb

June 23, 1987

Ricardo Millett
Boston Redevelopment Authority

Dear Mr. Millett:

I am writing in support of the proposal by Urban Design Team to build on three sites, 255-293 Northampton street. I am a property owner and trustee at 592 Columbus Avenue.

The value to our neighborhood of this project cannot be over-estimated. As it is, the property is an eye-sore which generates undesirable conditions from Northampton street to the back of the property. I have personally witnessed three incidents within the past year involving the police just below my bedroom window and inside J&S Automotive. The property owned by the B.R.A. at 263 Northampton street is especially of concern because of the threat of chemical contamination leaking from drums which are stored on the site.

I have met with Mr. Peter Conant of Urban Design Team and was favorably impressed by his sensitivity regarding the impact of the project on local residents. The plan of the building is appropriate and in keeping with local standards. Mr. John Hosken has been an understanding and reliable neighbor.

As you are aware, the character of this part of the city is being rapidly up-graded. As a member of the Carter Playground Neighborhood Assocication and as a property owner and trustee, I urge you to support this project.

Sincerely,

Michael Greeley

Michael Greeley
592 Columbus Avenue
Boston, MA 02118

c.c. Peter Conant

Claremont Neighborhood Association
Design Review Committee
22 Wellington Street
Boston, MA 02118

August 6, 1987

Mr. Ricardo Millett
Director of Planning and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

RE: 255-293 NORTHAMPTON STREET, BRA PARCEL RC-7, BEING DEVELOPED AS NORTHAMPTON PARK.

Dear Mr. Millett:

The Design Review Committee, which is the official development review agency of the Claremont Neighborhood Association, has studied the proposal made to it by John Hosken of J&S Automotive and Peter Conant of Conant-McGrath Associates, Inc. for the private development of 63 condo units with on-site parking designed in traditional, five story, townhouse style.

The Claremont Neighborhood is always pleased to support privately financed development that includes units for low and moderate income residents.

The proposed 900 square foot. two-bedroom units, which are larger than the average South End two-bedroom, converted townhouse units should provide attractive living space for both old and new South End residents.

The provision of on-site parking for all units is strongly supported by the Neighborhood.

However, we feel that the proposed 63 unit development, which takes up 11 typical South End row houses, represents a level of over-development for the Neighborhood. Thus, we do not support any tentative designation that specifies this density.

Since we are interested in a speedy compleation of this development, we are most eager to work with the the developer and the BRA to resolve the density issue.

Sincerely,

Frank Jordan
Co-President
Claremont Neighborhood Association

cc: John Hosken, J&S Automotive
Peter Conant, Conant-McGrath Associates
Maria Faria, BRA

UNITED NEIGHBORS OF LOWER ROXBURY, INC.

Community Center: 90 Windsor Street, Boston, Massachusetts 02120

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Ms. Maria Faria
Boston Redevlopment Authority
2406 Washington Street
Roxbury, Massachusetts 02119

September 3,1987

Dear Maria,

We write to advise you that the members of the United Neighbors of Lower Roxbury have voted to support the revised development plans of the Urban Design Team, Inc. (John Hosker, Peter Conant et al) for their "Northampton Park" proposal.

We would, therefore, request that the BRA Board vote affirmatively to award them tentative designation.

Sincerely,

Boyce W. Slayman, Chair James Davis, President

President's Address: 43 Greenwich Street, Roxbury, Massachusetts 02120 (617) 427-3458